

106TH CONGRESS
1ST SESSION

H. R. 2577

To authorize the development and maintenance of a multi-agency campus project in the town of Jackson, Wyoming.

IN THE HOUSE OF REPRESENTATIVES

JULY 21, 1999

Mrs. CUBIN introduced the following bill; which was referred to the Committee on Resources

A BILL

To authorize the development and maintenance of a multi-agency campus project in the town of Jackson, Wyoming.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Jackson Multi-Agency
5 Campus Act of 1999”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—Congress finds that—

8 (1) the management of public land and natural
9 resources and the service of the public in the area

1 of Jackson, Wyoming, are responsibilities shared
2 by—

3 (A) the Department of Agriculture, includ-
4 ing the Forest Service;

5 (B) the Department of the Interior,
6 including—

7 (i) the National Park Service; and

8 (ii) the United States Fish and Wild-
9 life Service;

10 (C) the Game and Fish Commission of the
11 State of Wyoming;

12 (D) Teton County, Wyoming;

13 (E) the town of Jackson, Wyoming;

14 (F) the Jackson Chamber of Commerce;

15 and

16 (G) the Jackson Hole Historical Society;

17 and

18 (2) it is desirable to locate the administrative
19 offices of several of the agencies and entities speci-
20 fied in paragraph (1) on 1 site to—

21 (A) facilitate communication between the
22 agencies and entities;

23 (B) reduce costs to the Federal, State, and
24 local governments; and

25 (C) better serve the public.

1 (b) PURPOSES.—The purposes of this Act are to—

2 (1) authorize the Federal agencies specified in
3 subsection (a) to—

4 (A) develop and maintain the Project in
5 Jackson, Wyoming, in cooperation with the
6 other agencies and entities specified in sub-
7 section (a); and

8 (B) provide resources and enter into such
9 agreements as are necessary for the planning,
10 design, construction, operation, maintenance,
11 and fixture modifications of all elements of the
12 Project;

13 (2) direct the Secretary to convey to the town
14 of Jackson, Wyoming, certain parcels of federally
15 owned land located in Teton County, Wyoming, in
16 exchange for construction of facilities for the
17 Bridger-Teton National Forest by the town of Jack-
18 son;

19 (3) direct the Secretary to convey to the Game
20 and Fish Commission of the State of Wyoming cer-
21 tain parcels of federally owned land in the town of
22 Jackson, Wyoming, in exchange for approximately
23 1.35 acres of land, also located in the town of Jack-
24 son, to be used in the construction of the Project;
25 and

1 (4) relinquish certain reversionary interests of
2 the United States in order to facilitate the trans-
3 actions described in paragraphs (1) through (4).

4 **SEC. 3. DEFINITIONS.**

5 In this Act:

6 (1) COMMISSION.—The term “Commission”
7 means the Game and Fish Commission of the State
8 of Wyoming.

9 (2) CONSTRUCTION COST.—The term “con-
10 struction cost” means any cost that is—

11 (A) associated with building improvements
12 to Federal standards and guidelines; and

13 (B) open to a competitive bidding process
14 approved by the Secretary.

15 (3) FEDERAL PARCEL.—The term “Federal
16 parcel” means the parcel of land, and all appur-
17 tenances to the land, comprising approximately 15.3
18 acres, depicted as “Bridger-Teton National Forest”
19 on the Map.

20 (4) MAP.—The term “Map” means the map en-
21 titled “Multi-Agency Campus Project Site”, dated
22 March 31, 1999, and on file in the offices of—

23 (A) the Bridger-Teton National Forest, in
24 the State of Wyoming; and

25 (B) the Chief of the Forest Service.

1 (5) MASTER PLAN.—The term “master plan”
2 means the document entitled “Conceptual Master
3 Plan”, dated July 14, 1998, and on file at the of-
4 fices of—

5 (A) the Bridger-Teton National Forest, in
6 the State of Wyoming; and

7 (B) the Chief of the Forest Service.

8 (6) PROJECT.—The term “Project” means the
9 proposed project for construction of a multi-agency
10 campus, to be carried out by the town of Jackson,
11 Wyoming, in cooperation with the other agencies and
12 entities described in section 2(a)(1), to provide, in
13 accordance with the master plan—

14 (A) administrative facilities for various
15 agencies and entities; and

16 (B) interpretive, educational, and other fa-
17 cilities for visitors to the greater Yellowstone
18 area.

19 (7) SECRETARY.—The term “Secretary” means
20 the Secretary of Agriculture (including a designee of
21 the Secretary).

22 (8) STATE PARCEL.—The term “State parcel”
23 means the parcel of land comprising approximately
24 3 acres, depicted as “Wyoming Game and Fish” on
25 the Map.

1 (9) TOWN.—The term “town” means the town
2 of Jackson, Wyoming.

3 **SEC. 4. MULTI-AGENCY CAMPUS PROJECT, JACKSON, WYO-**
4 **MING.**

5 (a) CONSTRUCTION OFFERS FOR EXCHANGE OF
6 PROPERTY.—

7 (1) IN GENERAL.—The town may offer to con-
8 struct, as part of the Project, an administrative fa-
9 cility for the Bridger-Teton National Forest.

10 (2) CONVEYANCE.—If the offer described in
11 paragraph (2) is made not later than 5 years after
12 the date of enactment of this Act, the Secretary
13 shall convey the Federal land described in section
14 5(a)(1) to the town, in exchange for the completed
15 administrative facility described in this paragraph,
16 in accordance with this Act.

17 (b) OFFER TO CONVEY STATE PARCEL.—

18 (1) IN GENERAL.—The Commission may offer
19 to convey a portion of the State parcel, depicted on
20 the Map as “Parcel Three”, to the United States to
21 be used for construction of an administrative facility
22 for the Bridger-Teton National Forest.

23 (2) CONVEYANCE.—If the offer described in
24 paragraph (2) is made not later than 5 years after
25 the date of enactment of this Act, the Secretary

1 shall convey, through a simultaneous conveyance, the
2 Federal land described in section 5(a)(2) to the
3 Commission, in exchange for the portion of the State
4 parcel described in paragraph (2), in accordance
5 with this Act.

6 **SEC. 5. CONVEYANCE OF FEDERAL LAND.**

7 (a) IN GENERAL.—In exchange for the consideration
8 described in section 3, the Secretary shall convey—

9 (1) to the town, the portion of the Federal par-
10 cel, comprising approximately 9.3 acres, depicted on
11 the Map as “Parcel Two”; and

12 (2) to the Commission, the portion of the Fed-
13 eral parcel comprising approximately 3.2 acres, de-
14 picted on the Map as “Parcel One”.

15 (b) REVERSIONARY INTERESTS.—As additional con-
16 sideration for acceptance by the United States of any offer
17 described in section 4, the United States shall relinquish
18 all reversionary interests in the State parcel, as set forth
19 in the deed between the United States and the State of
20 Wyoming, dated February 19, 1957, and recorded on Oc-
21 tober 2, 1967, in Book 14 of Deeds, Page 382, in the
22 records of Teton County, Wyoming.

23 **SEC. 6. EQUAL VALUE OF INTERESTS EXCHANGED.**

24 (a) VALUATION OF LAND TO BE CONVEYED.—

1 (1) IN GENERAL.—The fair market and im-
2 provement values of the land to be exchanged under
3 this Act shall be determined—

4 (A) by appraisals acceptable to the Sec-
5 retary, utilizing nationally recognized appraisal
6 standards; and

7 (B) in accordance with section 206 of the
8 Federal Land Policy and Management Act of
9 1976 (43 U.S.C. 1716).

10 (2) APPRAISAL REPORT.—Each appraisal re-
11 port shall be written to Federal standards, as de-
12 fined in the Uniform Appraisal Standards for Fed-
13 eral Land Acquisitions developed by the Interagency
14 Land Acquisition Conference.

15 (3) NO EFFECT ON VALUE OF REVERSIONARY
16 INTERESTS.—An appraisal of the State parcel shall
17 not take into consideration any reversionary interest
18 held by the United States in the State parcel as of
19 the date on which the appraisal is conducted.

20 (b) VALUE OF FEDERAL LAND GREATER THAN CON-
21 STRUCTION COSTS.—If the value of the Federal land to
22 be conveyed to the town under section 5(a)(1) is greater
23 than the construction costs to be paid by the town for the
24 administrative facility described in section 4(a), the Sec-
25 retary shall reduce the acreage of the Federal land con-

veyed so that the value of the Federal land conveyed to the town closely approximates the construction costs.

(c) VALUE OF FEDERAL LAND LESS THAN CONSTRUCTION COSTS.—If the value of the Federal land to be conveyed to the town under section 5(a)(1) is less than the construction costs to be paid by the town for the administrative facility described in section 4(a), the Secretary may convey to the town additional Federal land administered by the Secretary for national forest administrative site purposes in Teton County, Wyoming, so that the total value of the Federal land conveyed to the town closely approximates the construction costs.

(d) VALUE OF FEDERAL LAND EQUAL TO VALUE OF STATE PARCEL.—

(1) IN GENERAL.—The value of any Federal land conveyed to the Commission under section 5(a)(2) shall be equal to the value of the State parcel conveyed to the United States under section 4(b).

(2) BOUNDARIES.—The boundaries of the Federal land and the State parcel may be adjusted to equalize values.

(e) PAYMENT OF CASH EQUALIZATION.—Notwithstanding subsections (b) through (d), the values of Federal land and the State parcel may be equalized by payment of cash to the Secretary, the Commission, or the town,

1 as appropriate, in accordance with section 206(b) of the
2 Federal Land Policy and Management Act of 1976 (43
3 U.S.C. 1716(b)), if the values cannot be equalized by ad-
4 justing the size of parcels to be conveyed or by conveying
5 additional land, without compromising the design of the
6 Project.

7 **SEC. 7. ADDITIONAL PROVISIONS.**

8 (a) CONSTRUCTION OF FEDERAL FACILITIES.—The
9 construction of facilities on Federal land within the bound-
10 aries of the Project shall be—

- 11 (1) supervised and managed by the town; and
12 (2) carried out to standards and specifications
13 approved by the Secretary.

14 (b) ACCESS.—The town (including contractors and
15 subcontractors of the town) shall have access to the Fed-
16 eral land until completion of construction for all purposes
17 related to construction of facilities under this Act.

18 (c) ADMINISTRATION OF LAND ACQUIRED BY
19 UNITED STATES.—Land acquired by the United States
20 under this Act shall be governed by all laws applicable to
21 the administration of national forest sites.

22 (d) WETLAND.—

- 23 (1) IN GENERAL.—There shall be no construc-
24 tion of any facility after the date of conveyance of
25 Federal land under this Act within any portion of

1 the Federal parcel delineated on the map as “wet-
2 lands”.

3 (2) DEEDS AND CONVEYANCE DOCUMENTS.—A
4 deed or other conveyance document executed by the
5 Secretary in carrying out this Act shall contain such
6 reservations as are necessary to preclude develop-
7 ment of wetland on any portion of the Federal
8 parcel.

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